

III

Land Use

1. INTENT

Mixed-Use Districts. The Volcano Heights Plan locates most homes and jobs within walking distance of retail, commercial and community services. Within a comfortable walking distance, village and town centers are surrounded by residential and office uses at urban intensities. While complementary urban uses are critical to encourage walking for many trips, it is also critical to make comfortable and inviting walking environments as described in the Urban Design Element.

Diagram 8 shows ways to organize a mix of retail, housing, and employment to achieve diversity and balance in a town center.

Residential Diversity. The Volcano Heights Area Plan encourages a range of housing opportunities for various ages and incomes. Apartments, townhouses and small-lot single-family will occur within and immediately adjacent to Village Centers and the Town Center. Single-family homes on larger lots are permitted farther from Village and Town Centers, where greater reliance on the car is expected. Along the western edge of Volcano Heights, rural lots will be maintained and create a natural edge to the public open space.

Neighborhood and Regional Retail Centers. Convenience stores and other neighborhood retail, like a grocery store, drugstore and hardware store, will be located within Village Centers, although not every Village Center may have all of these uses. Commercial and entertainment uses, such as department stores, bookstores, cinemas, restaurants, office buildings, and business services (uses that serve a broader area) will be concentrated within the Town Center. Locations where retail is permitted are limited to ensure that retail conven-



Mixed Use Town Center

Diagram 8
Mixing retail, housing,
and employment



ience is attained for these Village and Town Centers. Some entertainment and retail uses are reserved solely for the Town Center to assure the creation of a downtown-like environment that can support transit and attract office campuses to Albuquerque's West Side. To make more livable and transit-supportive centers, retail destinations must be paired with housing, employment, and pedestrian-supportive design.

West Side Employment Center. Office areas are designated to attain a better balance of jobs and housing on the West Side. While office uses have not been built along Albuquerque's western edge, a sufficient level of developer interest is expected because of the Town Center's superior regional access (Bus Rapid Transit and Arterial boulevards), and because of exceptional urban amenities, recreational features, and housing opportunities in the area.

2. LAND USE PLAN

Exhibit 22 The Land Use Plan establishes a framework for future growth that encourages walkable, transit-supportive districts, while also maintaining many of the Plan Area's scenic qualities and conserving the Area's unique ecological and archeological assets. The Land Use Plan plays a vital role in realizing the broad vision for the Volcano Heights summarized in the Fundamental Goals.

A general description of each land use designation is provided here. Specific requirements are contained in the standards that follow.

Town Center. The Town Center will create a major urban center that will bring employment, comparison shopping, and entertainment to the West Side. Housing, civic facilities (like a library), and attractive streets and plazas will provide lifestyle options especially well suited to "empty nesters" and young professionals. Access to both Unser and Paseo del Norte will help attract a range of retail and entertainment uses, while future Bus Rapid Transit service will support the higher employment and housing intensities anticipated.

Office. Office campuses will bring new job opportunities to the West Side. Because many workers will travel in a "reverse commute direction," office development in Volcano Heights will reduce projected congestion on bridges crossing the Rio Grande. Paseo del Norte offers a visible address.

Village Centers. Village Centers will put local retail, conveniences, schools and a "sense of place" within walking distance of most homes. Besides shops, each Village Center will include housing, a small park, and civic uses, such as day care and community facilities.

Neighborhood Mixed-Use. Mixed-use areas at the neighborhood scale extend a sense of neighborhood center to locations that may not be able to support major retail, but might support small offices, shops, community facilities, or townhouses with ground-floor home occupations.

Urban Residential. A variety of urban housing types are permitted within a network of livable, pedestrian-friendly streets, including: courtyard housing, loft apartments,



Mixed-Use Village Center

Mixed-Use Village Center

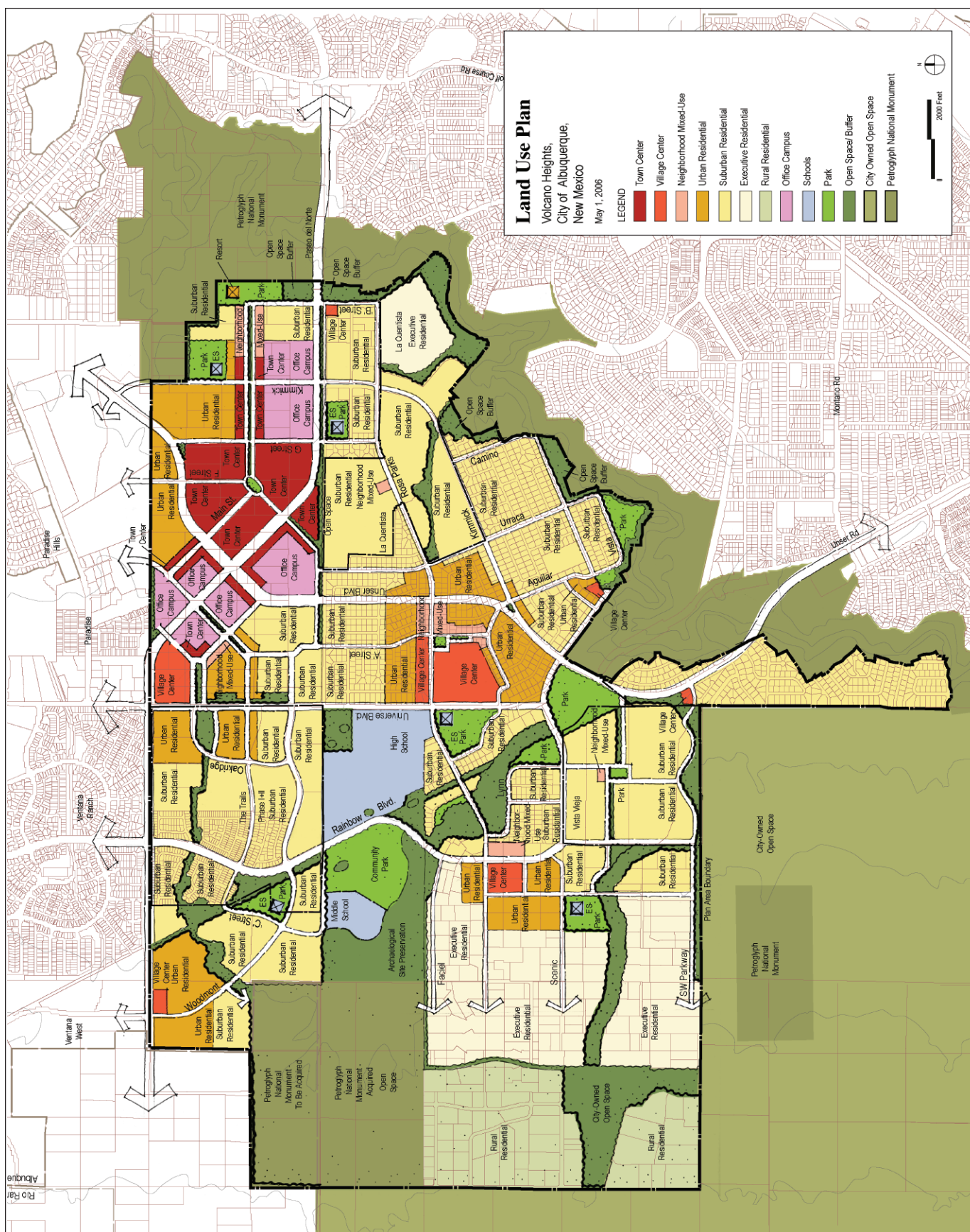


Exhibit 22

patio homes, townhouses, duplexes and detached single-family homes on small lots.

Suburban Residential. A range of detached single-family lot sizes are allowed, with provisions that require additional natural or recreational open space as densities increase.

Executive Residential. Bigger homes on larger lots will be provided as an amenity to help recruit skilled professionals to Volcano Heights, which will encourage employers to locate to the Town Center and the greater West Side. Clustered housing is encouraged to conserve the area's natural terrain and beauty.

Rural Residential. Rural uses and open space will form a backdrop to Volcano Heights, where limited urban services also suggest very large lots.

Schools and Parks. Park and school locations are recommended in anticipation of the Area's population. Elementary schools will share facilities with parks, and in order to encourage walking, will be located adjacent to the Village Centers, trail systems or open space.

Open Space / Buffer. Land will be set aside to protect arroyos and sensitive lands abutting Petroglyphs National Monument. These open spaces will include hiking trails, and will help conserve important ecological and archeological features

3. REQUIRED USES IN MIXED-USE AREAS

To function well, mixed-use centers need to offer walk-to destinations including civic, retail and entertainment — along centrally-located housing; in the Town Center office uses help meet regional employment and transportation goals.

Table 4: Required Uses in Mixed-Use Areas

	Town Center	Village Center	Neighborhood Mixed-Use
Civic Uses	10% min.		20% min.
Retail, Entertainment (with/without upper-story uses)	20% min.	40% min.	Civic, Retail and/or Enter.
Residential Uses (with/without ground-floor comm'l)	20% min.	20% min.	20% min.
Office w/in Town Center (with/without uses on other floors)	30% min.	no min.	no min.

Percentages apply to gross developable area, i.e. exclusive of site constraints, and inclusive of streets and parking. Compliance to be demonstrated by Master Development Plans submitted for each discrete Town Center, Village Center and Neighborhood Mixed Use areas, including those areas containing multiple property owners. The Planning Director may grant exceptions to property owners with parcels that are a half-acre or smaller.

4. DEVELOPMENT DENSITIES AND INTENSITIES

Minimum densities and intensities are needed to support transit and to provide market support for local retail and conveniences; maximum densities and intensities are needed to maintain an appropriate scale for development and to assure that roadways and other infrastructure have adequate capacity.

Table 5: Development Densities and Intensities

Mixed-Use & Office Intensities	Town Center	Village Center	Neighborhood Mixed-Use	Office Campus
Minimum Average Floor Area Ratio	0.60	0.30	0.30	0.80
Maximum Allowable Floor Area Ratio	2.00	1.00	1.00	2.00

Floor Area Ratio shall be defined as the gross floor area of all buildings at all levels, divided by the total site area of a project, minus undevelopable areas. Parking structures shall not be counted toward the gross floor area calculation.

“Average densities” are used to encourage higher density near centers and lower density away from centers, while permitting a range of housing types and lots sizes; doing so broadens housing options, adds visual variety, and allows responsive site plans that concentrate housing near local destinations and locate urban activity away from ecological and archeological assets.

Table 6: Residential Densities

Residential Densities	Town Center	Village Center	Neighborhood Mixed-Use	Urban Resid.	Suburb. Resid.	Exec. Resid.	Rural Resid. (3)
Minimum Average (1, 2)	25 du/ac	20 du/ac	15 du/ac	10 du/ac	1.5 du/ac	no min.	no min.
Maximum Average (1, 2) without development	50 du/ac	40 du/ac	30 du/ac	20 du/ac	3 du/ac	.7 du/ac	0.1 du/ac
Maximum Average (1, 2) with conservation development (3)	n/a	n/a	n/a	n/a	4 du/ac	1 du/ac	.4 du/ac

(1) Densities apply to gross developable area for residential uses, exclusive of site constraints, and inclusive of streets & parking.

(2) A range of housing types may be used to meet this requirement (see below).

(3) Requirements for clustering, and illustrations, are shown below.

The average residential density is calculated for each site plan for two or more parcels and the average calculated must fall within the range of “Minimum Average” and “Maximum Average” contained in the Residential Densities table above. For an individual parcel (or a lot without subdivision) the Minimum Average is the Minimum density and the Maximum Average is the Maximum density allowed.

**Average Density – Urban Residential
(Diagram 9)**

Standards for average densities permit a greater variety of housing types, as has been depicted for Urban Residential areas. Minimum average densities help ensure that the overall amount of development will support retail conveniences and frequent transit service. Maximum average densities assure that development will not exceed the capacity of planned infrastructure. Standards for average density also encourage housing diversity in Suburban Residential areas, because a range of single-family lot sizes are permitted.

Intensifying Platted Lots (Diagram 10)

Permitted average densities sometimes exceed the density of previously platted areas. While intensification is not required, it can occur in a variety of ways: by splitting lots, by adding accessory units, and by combining lots so that higher density housing types can be accommodated.

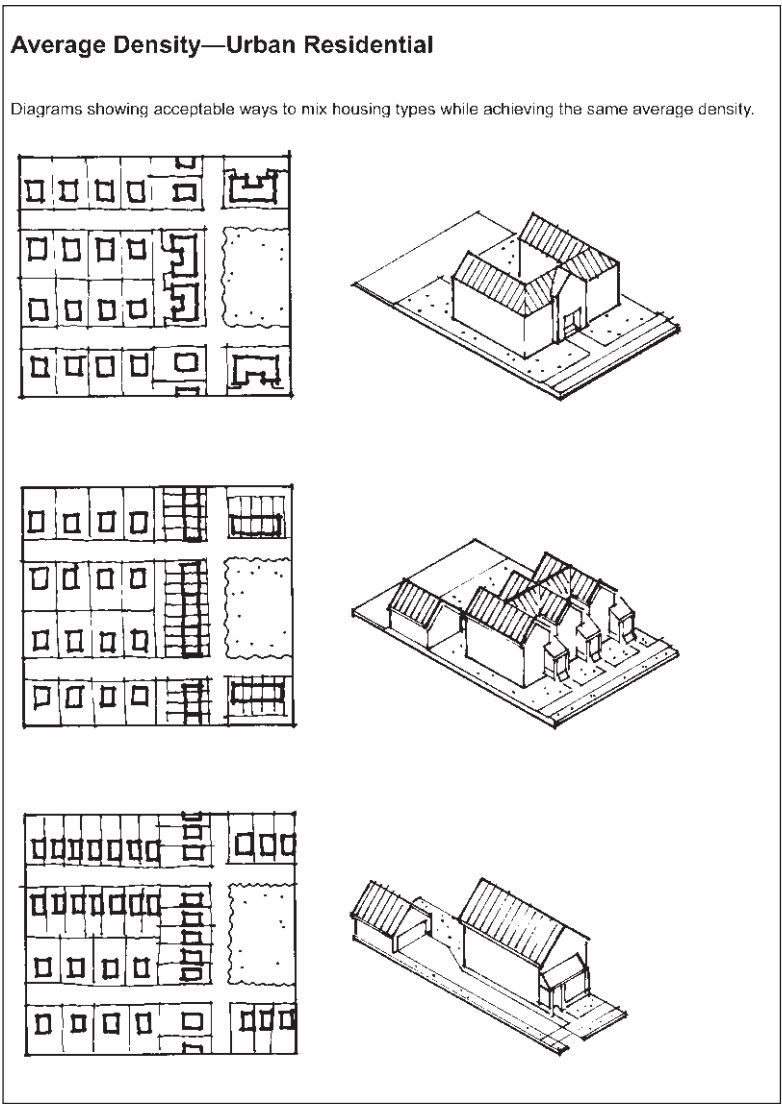


Diagram 9

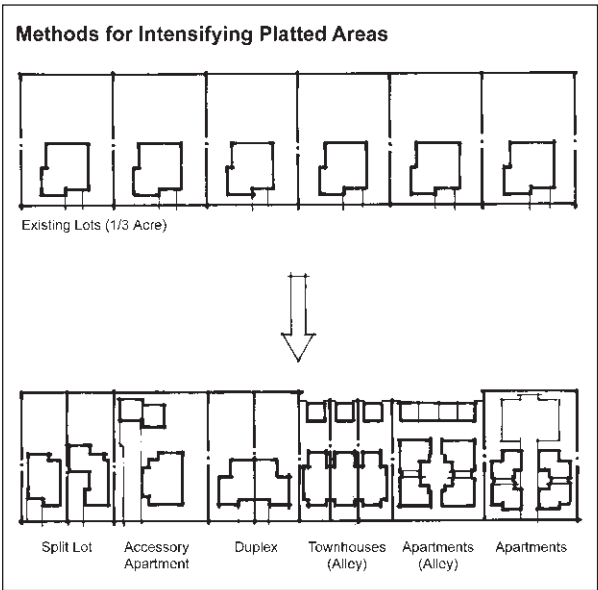


Diagram 10

Open Space Requirements for Urban and Mixed-Use Residential

Requirements are placed on higher density residential development to provide both private and shared open space. Shared open spaces are important in urban settings to expand opportunities for passive recreation, to bring people together and to help create a sense of community. Courtyards and plazas are especially encouraged to create a southwestern character, and roof gardens can take advantage of the outstanding views and natural setting.

Table 7

	Town Center	Village Center	Neighborhood Mixed-Use	Urban Resid.
Private Open Space per Dwelling (1)	60 square feet			
Shared Open Space per Dwelling (2)	80 square feet			

(1) Must be for private use. May be yard, deck, balcony, porch, or patio. Must have unobstructed dimensions of at least 6 feet.

(2) Must be accessible to all project residents, and have unobstructed dimensions of at least 40 feet. May be park, courtyard, plaza, play area, community facility, roof garden, natural open space, or some combination.

5. ACCEPTABLE BUILDING TYPES

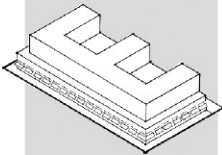
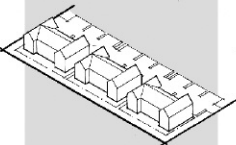
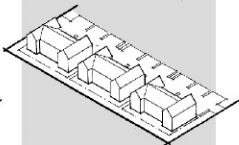
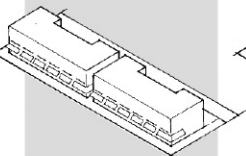
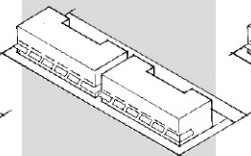
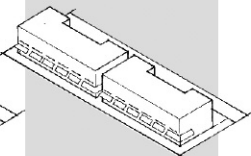
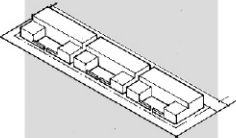
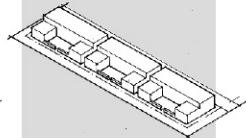
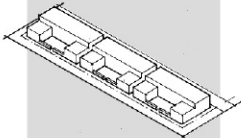
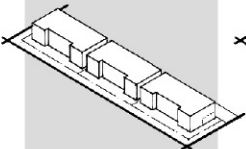
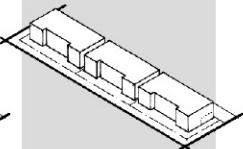
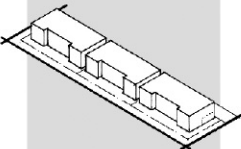
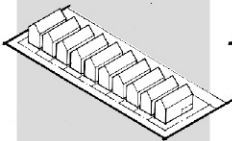
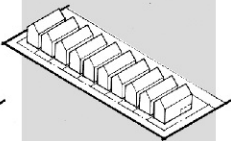
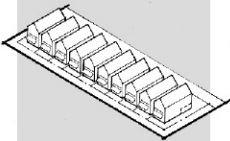
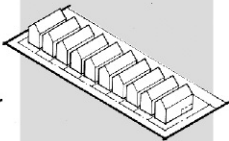
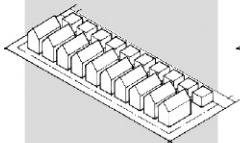
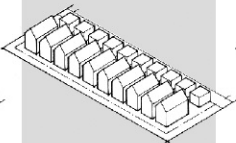
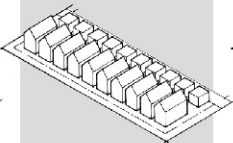
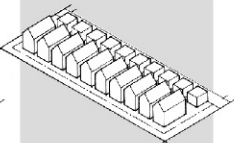
Table 8: Residential Building Types

The following table describes which residential building types are acceptable within each land use designation. The illustrations *Exhibits 23 and 24* on the following pages are not meant to be an exhaustive list but rather to help clarify what is meant by the type categories below.

P = Permitted	Town Center	Village Center	Neighborhood Mixed-Use	Urban Resid.	Suburb. Resid.	Exec. Resid.	Rural Resid.
Apartments/ Condos (4+ stories) over Storefronts	P						
Apartments / Condos (2-3 stories) over Storefronts	P	P	P				
Apartments & Condos (2-3 stories), attached & stacked, street- & courtyard-facing	P	P		P			
Small Apartments 4-8 Units	P	P	P	P			
“Live-Work” Townhouses/ duplex over storefronts	P	P	P				
Townhouses,(attached single-family, street- & courtyard-facing)	P	P	P	P			
Duplex, Triplex, Fourplex	P	P		P			
Single-Family Detached (recessed garage, side drive or alley-fed; street- & courtyard-facing, small lot 3500 to 5000 sq ft)				P	P		
Single-Family Detached (Standard Lot 5001 sq ft to 20,000 sf)					P		
Accessory Unit / Carriage House (to count as half of a unit in density calculations)	P	P	P	P	P	P	P
Single Family Detached Large Lot (20,000 sq ft to 60,000 sf)						P	
Single Family Detached Rural Lot (+60,000 sq ft)							P
Conservation Cluster					P	P	P

*Accessory Unit/ Carriage Houses are allowed with residential building types indicated in the illustrations on the following pages

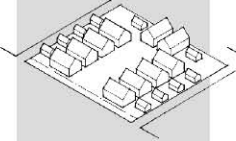
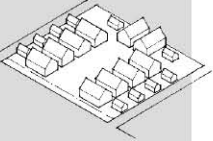
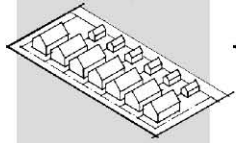
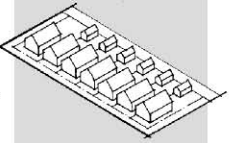
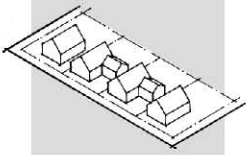
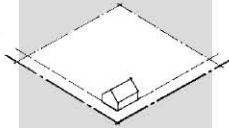
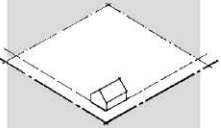
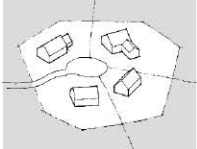
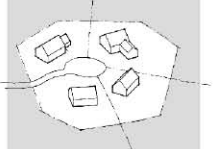
Higher Density Residential Building Types

	Town Center	Village Center	Neighborhood Mixed-Use	Urban Residential
Apartments/Condos Over Storefronts				
Apartments/Condos Streetfacing				
Apartments/Condos Over Storefronts				
Apartments/Condos Courtyard				
Duplex, Triplex, Fourplexes and Attached Townhouses				
Streetfacing Townhouses				
Streetfacing Townhouse w/ Detached Garage*				

*Accessory Unit/ Carriage House Allowed.

Exhibit 23

Lower Density Residential Building Types

	Urban Residential	Suburban Residential	Executive Residential	Rural Residential
Townhouse or Single Family Courtyard Facing				
Detached Single Family Small Lot*				
Detached Single Family Standard Lot*				
Detached Single Family Large Lot and Rural Lot*				
Conservation Cluster*				

*Accessory Unit/ Carriage House Allowed.

Exhibit 24

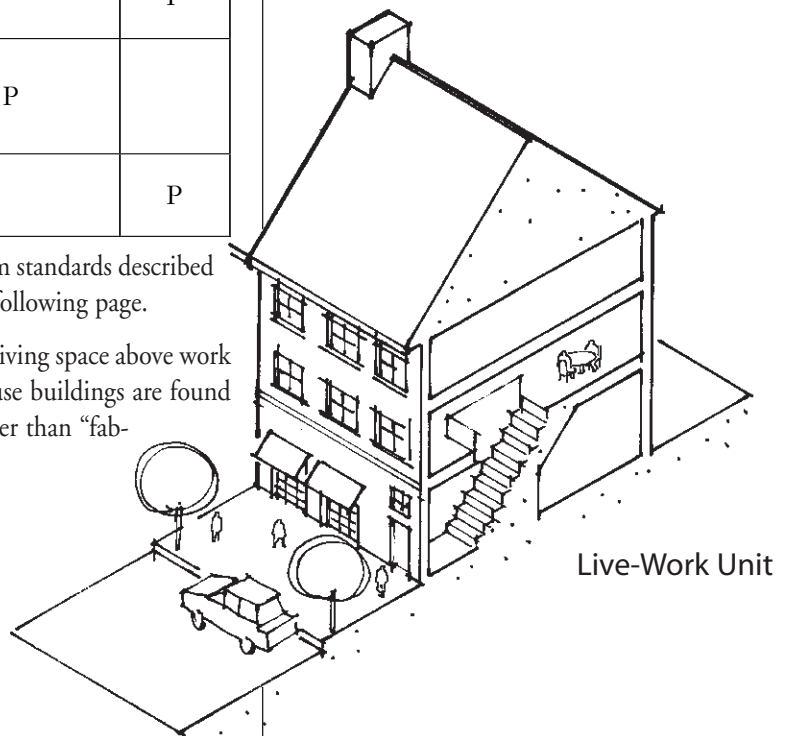
Table 9: Acceptable Non-Residential Building Types
(See Exhibit 25)

The following table describes which non-residential building types are acceptable with-

P = Permitted	Town Center	Village Center	Neighborhood Mixed-Use	Office
Mixed Use (Office Over Storefronts)	P	P	P	
Large Office Building	P			P
Small Office Building	P	P	P	P
Research and Development				P
Civic, Cultural, Community and Religious Buildings*	P	P	P	
Parking Garages with Active Uses	P	P		P

in each land use designation; these building types are derived from standards described in the Urban Design Element; see illustrations provided on the following page.

Below is an illustration of a building that provides two stories of living space above work or retail space. Other illustrations of non-residential or mixed-use buildings are found on the following page. Civic buildings tend to be “object” rather than “fabric” buildings.



Non-Residential Building Types

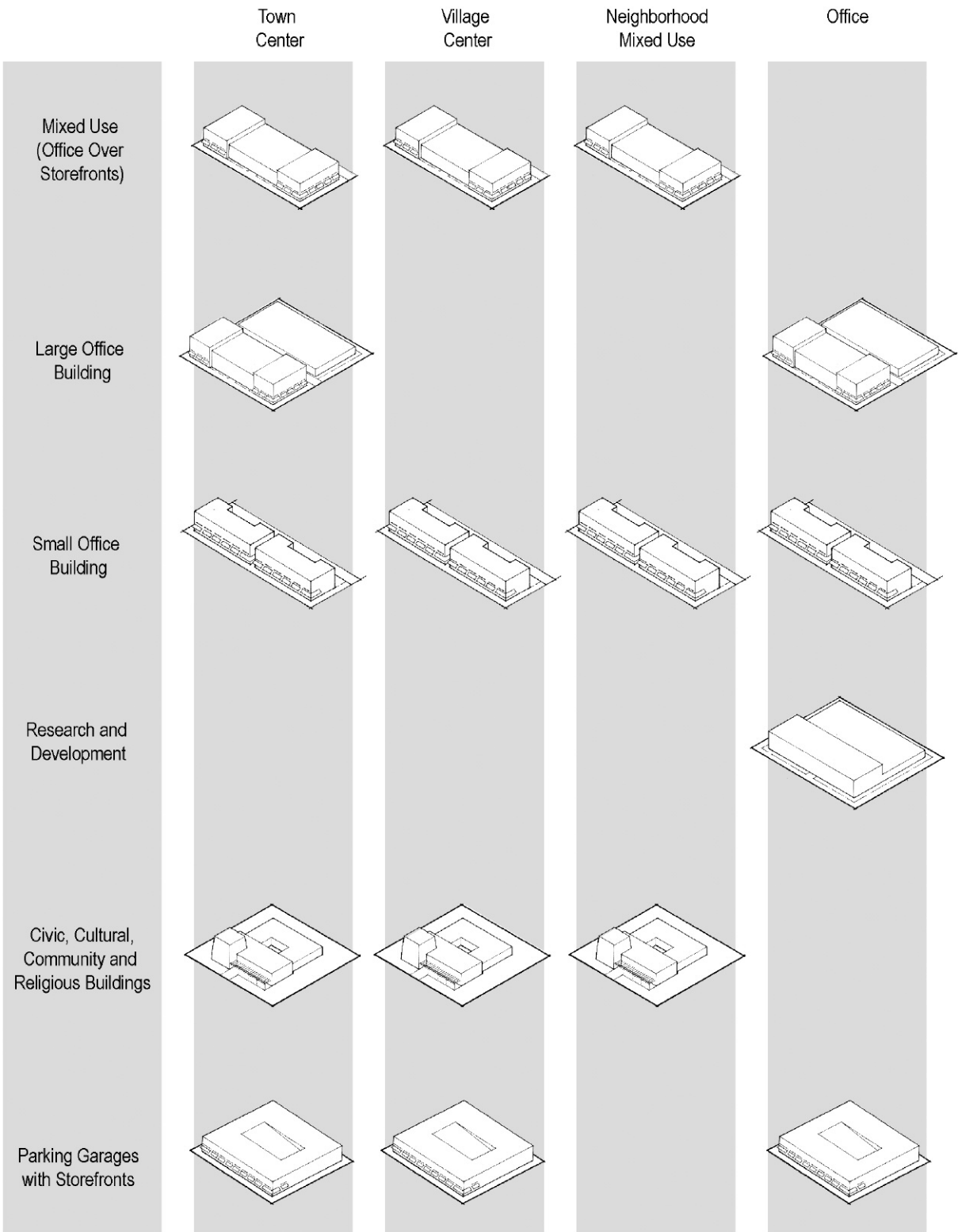


Exhibit 25

6. PERMITTED & LIMITED USES

Specified uses respond to a variety of considerations that include:

- Target and foster adequate market support for neighborhood serving businesses located in Village Centers;
- Attract regional destinations and employment to the Town Center;
- Encourage local amenities while recognizing limited market support for some uses in Main Street areas;
- Maintain a scale for development that promotes walking in the Town and Village Centers;
- Minimize nuisances in residential areas posed by some activities;
- Promote a healthful and vital school environment; and,
- Allow a range of lot sizes and housing types (while maintaining the density averages noted above).

Table 10: Permitted and Limited Uses

Key: P = Permitted Uses; L=Limited Uses (Limited based on requirements in table footnotes); R = Review Required; x = Not Permitted

Use	Town Center	Village Center	Neighborhood Mixed Use	Office	Urban Resid.	Suburb. Resid.	Exec. Resid.	Rural Resid.
RETAIL – ENTERTAINMENT								
Amusements incl. billiard halls, game arcades, and carousels, but excl. driving ranges, miniature golf courses, go-cart tracks, & other land-intensive amusements.	L (1, 2)	L R (1, 2, 3)	x	x	x	x	x	x
Banquet halls, and exhibit/convention halls.	L (1, 2)	L R (1, 2, 3)	x	x	x	x	x	x
Bars, pubs, dance halls, discotheques, cocktail lounges.	L (1, 2)	L (1, 2, 3)	L (1, 2, 7)	x	x	x	x	x
Cinemas, theatres, & auditoria, except sports halls.	L (1, 2)	L (1, 2, 3)	x	x	x	x	x	x
Financial, insurance, & real estate services, incl. banks & offices.	P	L (3)	L (4)	p	x	x	x	x
Food stores, incl. supermarkets, convenience markets, meat and fish stores, produce stores, bakeries, and health food.	L (8)	L (3)	L (7)	x	x	x	x	x

Health clubs, swim clubs, tennis clubs and gymnasia.	P	L (3)	x	P	x	x	x	x
Lodging, incl. hotels, spas, exec. suites, & bed & breakfasts.	P	L (3)	L (4)	x	x	x	x	x
Personal services, including dry cleaners, laundries, hair stylists, photo developing, & shoe repairs.	P	L (4)	L (7)	L (4)	x	x	x	x
Restaurants and other "sit-down" eating establishments.	P	L(4) (3)	L (7)	L (4)	x	x	x	x
Retail merchandise, incl. variety stores, garden supplies, home furnishings, household electronics & appliances.	P	L (3)	L (7)	x	x	x	x	x
Retail trades incl. florists, magazines, camera, gifts, pet sales & supplies, books, stationary, art & hobby, antiques, stamps & coins, jewelry, and similar trades.	P	L (3)	L (7)	L (4)	x	x	x	x

Use	Town Center	Village Center	Neighborhood Mixed Use	Office	Urban Resid.	Suburb. Resid.	Exec. Resid.	Rural Est.
OFFICE USES								
Health care facilities, including hospitals and laboratories, but not incl. medical offices & clinics.	L (6)	L (6, 3)	x	P	x	x	x	x
Large office buildings, with building footprints exceeding 10,000 sq.ft.	P	X	X	P	x	x	x	x
Office uses, including corporate, law, engineering, design, real estate, etc.	P	L (3)	L (4)	P	x	x	x	x
Research & Development, incl. light industrial activities combined with office, administrative, or research facilities.	L (6)	x	x	P	x	x	x	x

RESIDENTIAL USES								
Large apartment & condominium buildings, with building footprints exceeding 4,000 sq.ft.	P	P R	x	x	P	x	x	x
Small apartment & condominium buildings, with building footprints 4,000 sq.ft. or less	P	P	P	x	P	x	x	x
Townhouses (single-family attached, street or courtyard facing) .	P	P	P	x	P	x	x	x
Detached Small Single-Family on lots 6,000 sq.ft. or less	x	x	x	x	P	P	x	x
Detached Standard Single-Family on lots 5,001 to ½ acre.	x	x	x	x	x	P	x	x
Detached Single-Family on lots 30,000 sq. ft. to 5 acres	x	x	x	x	x	x	P (5)	x
Detached Single-Family on lots 3 acres or greater.	x	x	x	x	x	x	x	L (5)
CIVIC USES								
Cultural facilities, incl. libraries, art galleries, and museums.	P	P	L (7)	x	x	x	x	x
Churches and other religious places of worship.	P	P	P	P	P	P	P	P
Community services, incl. community centers, daycare, senior, teen & rec. centers; police, fire, & private schools.	P	P	L (7)	x	x	x	x	x
Public Schools (applies to locations other than those designated in the Land Use Plan)						P		
Parks or Plazas (public or private)	P	P	P	P	P	P	P	P

(1) Use shall be at least 100 feet from residential use and mitigate exterior noise level to less than 60 dB.

(2) Use shall be at least 200 feet from school.

(3) In Village Centers, to distribute desirable uses among multiple Village Centers and to maintain their neighborhood scale: food stores shall not exceed 50,000 square feet; and other facilities including retail stores shall not exceed 25,000 square feet per store or facility.

(4) Business or facility shall not exceed 10,000 square feet and be incidental to surrounding uses.

(5) Lot size range for Conservation Lotting; larger lots are required without Conservation Lotting (see below).

(6) Uses serving and accessible to the public shall occupy at least 50% of the street-facing building frontage

(7) Business or facility shall not exceed 2,000 square feet and be incidental to surrounding uses.

(8) Food stores shall be limited to 20,000 square feet.

7. ILLUSTRATIVE PLANS FOR ACTIVITY CENTERS

Illustrative Plans depict ways that mixed-use Town Center and Village Centers can be created by taking advantage of specific conditions and features unique to each setting. They explore important design relationships for each of the major mixed-use centers within the Plan Area. Important considerations include:

- allowable arterial intersection spacing;
- available existing street rights-of-way;
- street and trail network connectivity standards;
- permitted land uses;
- property ownership patterns;
- open space dedication and acquisition priorities;
- potential retail access and visibility;
- Bus Rapid Transit routing and station spacing
- taking advantage of view-lines to the volcanoes and Sandia Mountains; and
- using buildings to frame streets and open spaces to encourage urban vitality and a sense of place.

Urban Form Diagrams

Essential urban form attributes are depicted in the Illustrative Plans for each Center.

Street Network. Each Diagram shows a network of major streets, which will distribute traffic adequately. Each Diagram recognizes arterial intersection spacing needs and takes advantage of existing rights-of-way where available. Street alignments may be altered, but must conform to network and block size standards in the Transportation Element.

Required Storefronts. The Diagram also shows locations where buildings must be built within 5 feet of the public sidewalk, and where storefronts are strongly encouraged. Defined in the Urban Design element, storefronts include retail shops as well as other active ground-floor uses. The “Build-to” locations offer good access and visibility from major roads—a prerequisite for most retail.

Plazas and Small Urban Parks. Plazas or small urban parks should be created near the center of Villages and the Town Center. The Diagrams suggest the location of small urban parks. These locations acknowledge likely street alignments. Land dedication requirements, Special Assessment Districts, or other vehicles are presumed to implement urban parks or plazas.

Architectural Focal Points. Building height should be increased at important arrival points and at the end of prominent views. Open space and generous setbacks should be avoided where architectural focal points are called for. Building designers should give special attention to the place-making potential of these locations.

Town Center

The intersection of Paseo del Norte (PdN) and Unser will bring two of the region's most-traveled roadways. The Town Center takes advantage of this exceptional access to bring a new regional center to the West Side, which offers a unique mix of regional retail, entertainment, employment, cultural facilities, and housing. The eastern "corner" of the Paseo del Norte – Unser, where the Town Center is located, has the most favorable access ("right in" and "right out" in the PM commute direction), a less fragmented ownership pattern, and exceptional views.

While the mixed-use Town Center designation offers flexibility, the Illustrative Plan shows how smaller stores and retail anchors might be arranged around an urban park or plaza. Importantly, two Bus Rapid Transit routes (running north-south on Unser and east-west on PdN) would converge at the heart of the Town Center and enliven the town square. As envisioned in the Transportation Element, the Town Center's transit station would offer exceptional transit access and would provide the primary point of transfer between the two BRT routes.

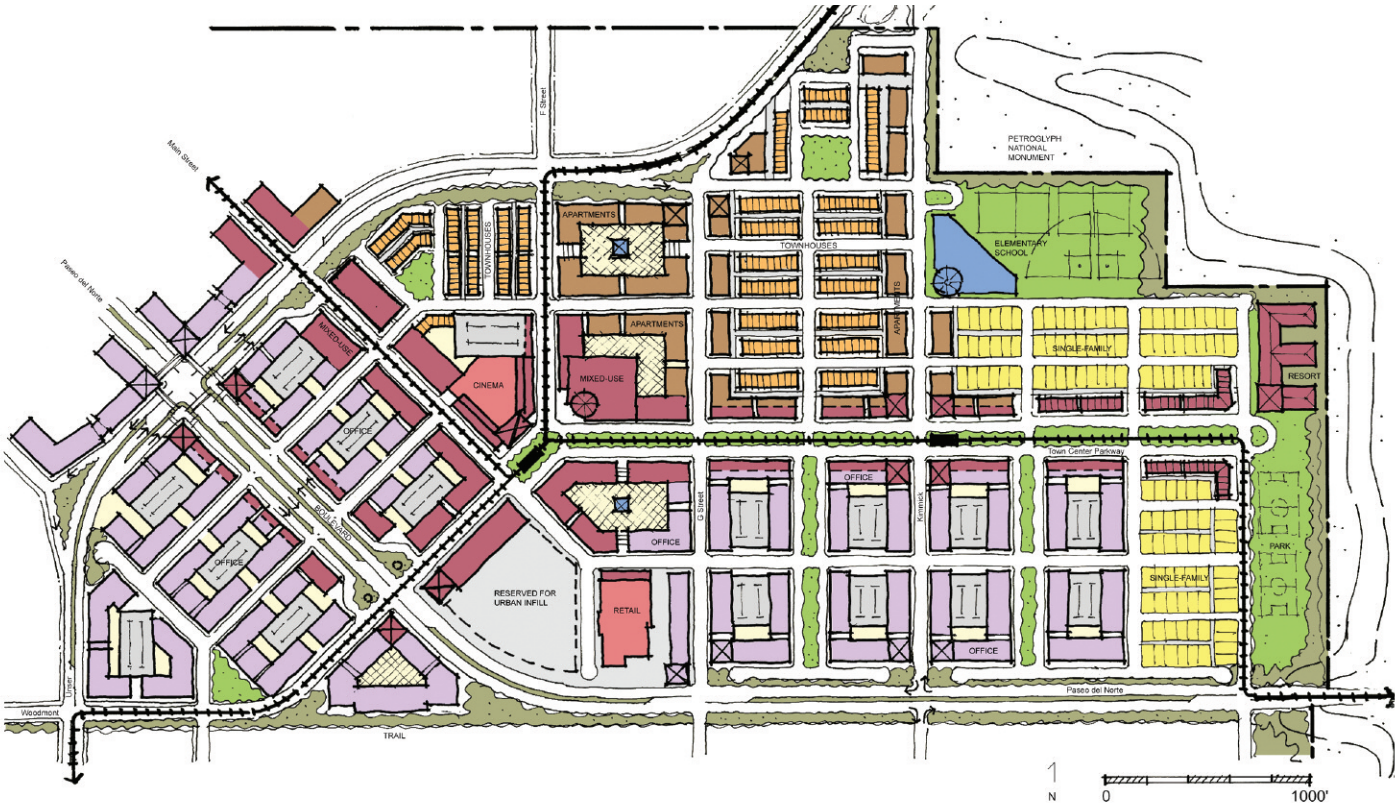
To help balance jobs and housing and reduce traffic congestion on the West Side, the Plan encourages employment within the Town Center and in Office areas along PdN. The Illustrative Plan shows office buildings facing streets with mid-block parking. To establish a major job center, office development must rely on multi-level parking garages to meet minimum intensity requirements.

Buildings should face PdN to the extent possible. Access lanes with on-street parking will create a boulevard and a unique urban place near its intersection with Unser. Local streets might also be used to accommodate street-facing office buildings farther east.

Housing is another important ingredient for making a vibrant Town Center with round-the-clock activity. A variety of housing types are illustrated, including larger apartment/condominium projects with mid-block courtyards that have parking below. Also shown are attached townhouses. East of the Town Center, single-family homes would be built and could deliver up-scale housing for executives within walking distance of new corporate offices. An elementary school will serve the area with educational and recreational facilities.

A linear park extends between housing (to the north) and employment (to the south). The park will offer passive recreation to the abutting neighborhoods, and BRT will run along the linear park with a station that offers convenient transit access to many residents and worker. Importantly, the linear park will maintain views of the Sandia Mountains, which have scenic and cultural importance. Trails and a new park near PdN will provide public access and avoid the visual intrusion of development along the edge of PNM. A small resort is permitted where the linear park meets Monument, and should possess exceptionally high design quality because of its visual prominence.

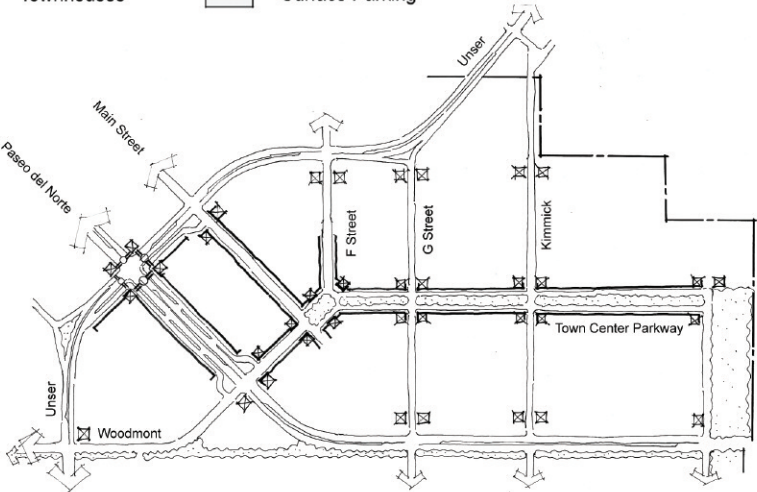
Illustrative Plan



- | | | | |
|-----------|---------------|------------|-----------------|
| Retail | Single-Family | Public | Open Space |
| Mixed-Use | Plaza | Apartments | Parking Garage |
| Office | Park | Townhouses | Surface Parking |

Urban Form Diagram

- | | |
|--|--------------------------------------|
| | Required Street (Flexible Alignment) |
| | Building Build-To Line |
| | Gateway (Architectural Accent) |
| | Required Park |
| | Pedestrian Bridge/Undercrossing |



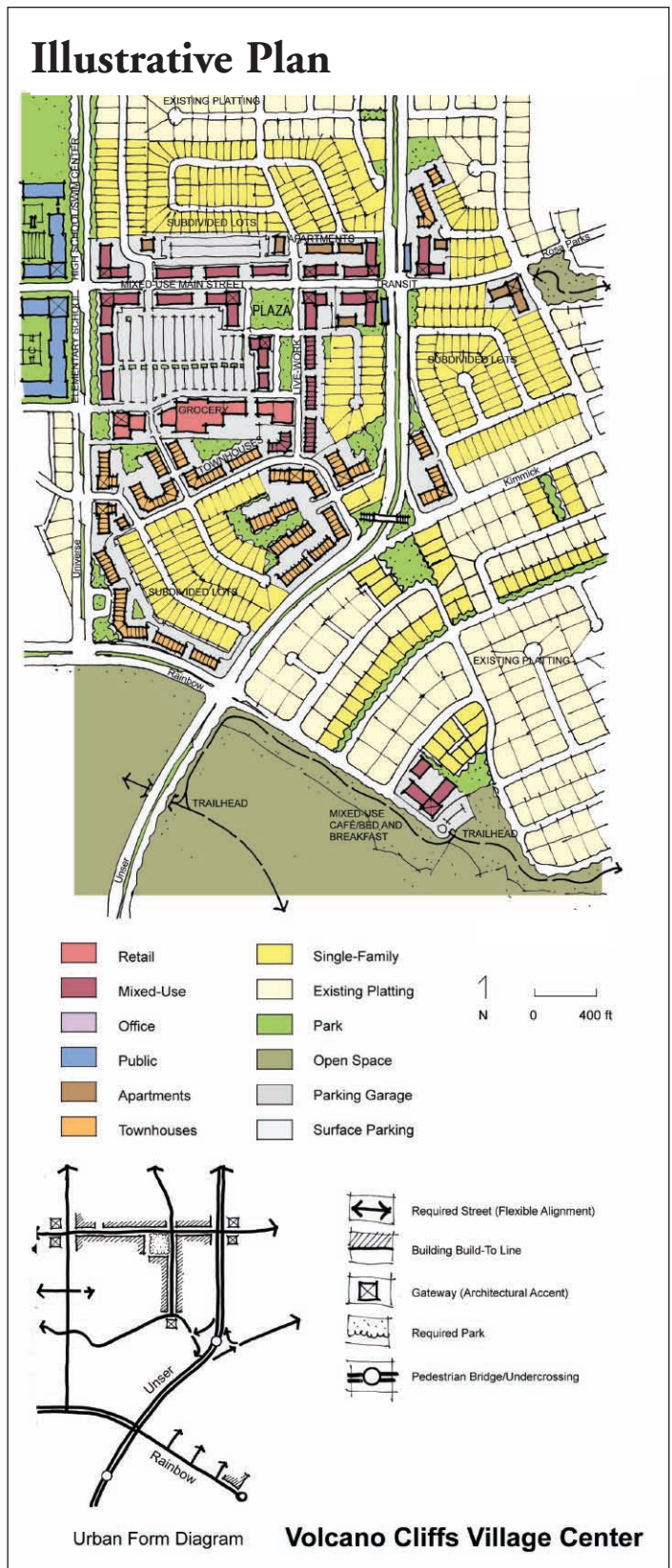
Town Center

Volcano Cliffs Village Center

In the Volcano Cliff's area, a mixed-use main street is called for along Rosa Parks (formerly Squaw Road) because of this street's direct access to Unser Parkway and Universe Road, and because a larger parcel just south of Rosa Parks can offer larger anchor retail to support the small shops along Rosa Parks. A plaza is shown on the larger parcel. At the main street's western edge, a recreation center associated with the high school and community uses associated with an elementary school will also provide anchor stores. Bus Rapid Transit will help anchor uses at the main street's eastern end.

It is expected that property owners will assemble some smaller parcels along the Rosa Parks main street and throughout the Volcano Cliff's area, where higher-density housing like townhouses and apartment can be built. As the extent of lot assemblage cannot be predicted, the Illustrative Plan also shows areas where the existing lot pattern is retained — but with lot “splits” where two homes are built on the existing one-third acre lots.

Kimmick is expected to have a limited “right-in/right-out” intersection with Unser. A pedestrian overpass is proposed at this intersection to provide reasonably direct access to retail in the Village Center. Residents east of Unser might also be served by a small convenience store or café where Rainbow meets the Monument. Services in this exceptional location might also serve visitors attracted by views and trails, and a small bed & breakfast might also be possible.



Illustrative Plan
Volcano Cliffs Village Center

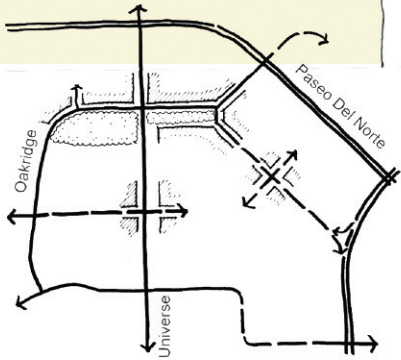
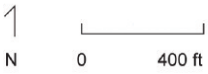
Universe Village Center

The corner of PdN and Universe may support neighborhood retail. While anchor retail, like a grocery store, might face a parking lot, small shops should face the street and a proposed plaza. Anchor retail might also be placed at the eastern end of the plaza, which has a “Town Center” designation and a high-intensity mixed-use building is permitted. Farther east, high-intensity office development is shown, with exceptional visibility from PdN. High-density housing, like townhouses and apartments, are encouraged within walking distance of retail and the plaza. “Live-work” housing with at-home businesses are encouraged where housing faces the plaza or office uses. An ideal Bus Rapid Transit station location is shown near retail uses and the center of Universe Village.

Rainbow Village Center

Rainbow Village will bring retail and civic uses to the southwestern portion of the Area Plan. The future alignment of Rainbow will bring drive-by traffic volumes necessary to support neighborhood retail. While a retail anchor, like a grocery, may face parking, retail shops should face streets. Retail frontage along Rainbow is especially advantageous. Rainbow is slated to have six travel lanes. Pedestrians will be able to cross Rainbow more easily if a narrow linear park is used in lieu of a median. The park might contain urban features and amenities that support street-facing retail. Street-facing retail also relies on on-street parking. High-density housing, like townhouses and apartments, are encouraged within walking distance of retail and the linear park.

Illustrative Plan



- Urban Form Diagram**
- Required Street (Flexible Alignment)
 - Building Build-To Line
 - Gateway (Architectural Accent)
 - Required Park

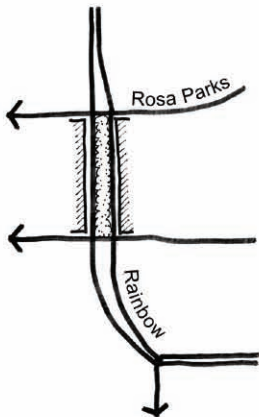
- Illustrative Plan**
- Retail
 - Mixed-Use
 - Office
 - Public
 - Apartments
 - Townhouses
 - Single-Family
 - Existing Platting
 - Park
 - Open Space
 - Parking Garage
 - Surface Parking

Universe Village

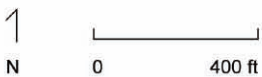
Illustrative Plan



Illustrative Plan



Urban Form Diagram



- | | |
|------------|-------------------|
| Retail | Single-Family |
| Mixed-Use | Existing Platting |
| Office | Park |
| Public | Open Space |
| Apartments | Parking Garage |
| Townhouses | Surface Parking |

Rainbow Village

Illustrative Plan
Rainbow Village